
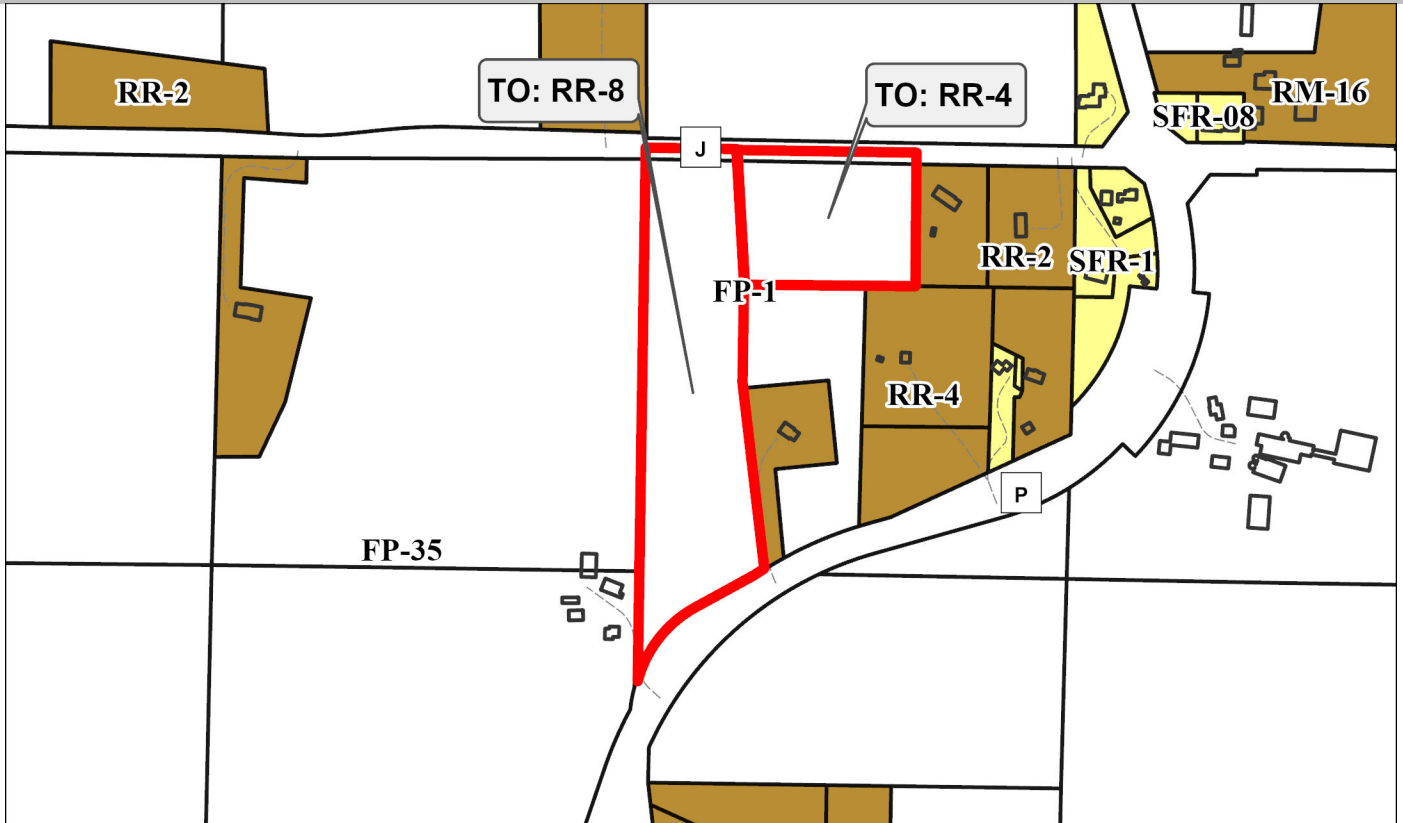


Staff Report  Zoning and Land Regulation Committee	<i>Public Hearing:</i> January 23, 2024		Petition 12001
	<i>Zoning Amendment Requested:</i> FP-1 Farmland Preservation District TO RR-4 Rural Residential District and RR-8 Rural Residential District		<i>Town/Section:</i> CROSS PLAINS, Section 34
	<i>Size:</i> 5.1,11.1 Acres	<i>Survey Required:</i> Yes	
	<i>Reason for the request:</i> CREATE TWO RESIDENTIAL LOTS AND ONE AGRICULTURAL LOT		<i>Applicant:</i> ELIZABETH J KRANTZ (C/O WAYNE KRANTZ) <i>Address:</i> 3419 CTH P



DESCRIPTION: Wayne Krantz would like to divide the existing family property to create two new residential lots (proposed Lots 1 and 2, with RR-4 and RR-8 zoning). A four-lot certified survey map (CSM) would be recorded as part of settling the estate among the Krantz siblings. The CSM would also create a third lot which would remain zoned FP-1 and be deed restricted to prohibit residential use or construction. The existing house, which currently is on a metes and bounds parcel with RR-2 zoning, would become Lot 4 of the CSM and remain zoned RR-2.

OBSERVATIONS: The proposed lots meet the requirements of the proposed zoning districts, including lot size, use, and public road frontage. Staff notes that the applicants must ensure that Lot 3 will have a minimum 66 feet of width at its narrowest point, to meet county land division requirements.

County Highway P is access-restricted at this location; County Highway J is not. No change of use is proposed to the existing residential driveway access onto CTH P. The two new residential lots would have access from CTH J to the north. The applicants are working with County Highway staff (see Highway Department comments below.)

COUNTY HIGHWAY DEPARTMENT: CTH J is not a controlled access highway. There is no existing access from CTH J to the new lots. Any future access requires a permit from the Highway Department.

CTH P & S is a controlled access highway. No new access will be permitted on CTH P & S due to reconfiguration of lots. Any change of use for existing access requires a permit from the Highway Department. Estimate increase of traffic to be 20 trips per day due to rezone.

Additionally, when access locations have completed permitting, the CSM will need No Access designated across the remaining frontage of CTH J and CTH P & S. Also, Right of Way along Lots 1 and 2 to be dedicated for highway use a minimum of 40 feet from centerline of CTH J. The width of Right of Way along Lots 1, 3, and 4, minimum 50', appears to be correct from the centerline of CTH P & S.

COMPREHENSIVE PLAN: Property appears to have been a legally created parcel that was formerly in the A-1 (exclusive) zoning district under the old county zoning ordinance. The *Town of Cross Plains/Dane County Comprehensive Plan* allows such parcels of 4 acres or larger to be divided to create no more than two building sites, provided town siting criteria are met. The proposed development appears consistent with adopted town plan standards. (For questions about the town plan, contact Senior Planner Brian Standing at (608) 267-4115 or standing@countyofdane.com)

RESOURCE PROTECTION: There are no sensitive environmental features on or within 300 feet of the subject property.

TOWN ACTION: On December 14, 2023 the Town Board recommended approval of the petition with no conditions.

STAFF RECOMMENDATION: Pending any comments at the public hearing, staff recommends approval of the petition subject to the applicant recording the CSM for the new lots and the following conditions:

1. The recorded certified survey map shall designate access points as approved by the County Highway Department.
2. Public road right of way along Lots 1 and 2 shall be dedicated for highway use a minimum of 40 feet from the centerline of CTH J.

Any questions about this petition or staff report please contact Rachel Holloway at (608) 266-9084 or holloway.rachel@countyofdane.com